



Variables for Scenario Tool	Public Cost Share (vs) Private Cost Share	Housing units Within District (vs) Within 1 mile from SCW District	Same \$/SF fee for all developers (vs) \$/SF fee based on "fee zones" or entitlements	Percentage of tax increment set aside for SCW District How much of other city funds?	Who raises the funds? Conservancy model?
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Council Decisions on Policy	Approve TIF Project Plan	Depth of affordability All Affordable Housing within District (vs) within 1 Mile of District Utilizing full entitlements at OTC	Which fee structure from above?	What percentage of tax increment should be set aside for SCW TIF Project Plan? What share of the Public funds to implement TIF Project Plan?	City relationship to potential conservancy?
Authorize creation of a District Governance Entity					

Role of District Governance Entity	Interprets, negotiates, and administers cost share & project delivery	Sets affordable housing targets for each redevelopment in District; sets public gap finance for each project	Administers developer fees and periodically adjusts schedule of fees to market conditions	Negotiates public cost share. Coordinates public & private revenue streams. Facilitates Project Delivery.	Partners with conservancy to supplement Project Delivery; and Operations and Management.
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